



County of Orange

MEMO

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PA00-0071

FILE:

CP01-0014

DATE: March 13, 2001
TO: RECORD/FILE/APPLICANT
FROM: Chad G. Brown, Chief, CPSD/Site Planning Section
SUBJECT: Changed Plan CP01-0014 For Project No. PA00-0071
Newport Ridge Retail Center
APPLICANT: Irvine Retail Properties Group

The subject Changed Plan has been reviewed by Bill Melton of the Current Planning Services Division and the determination has been made, as authorized by the Conditions of Approval, that the proposed changes are in substantial compliance with the original approval action by the Planning Commission.

The proposed changes are as follows:

1. Revisions to building architecture by the addition of tower elements to the retail buildings (buildings 100A, 100B and 200). The revision increases the total building site square footage (including the Von's store, which was not changed) by 701 square feet from 102,959 to 103,660 square feet.
2. Addition of head in parking spaces in front of buildings 100A and 100B. This revision caused the relocation of the main circulation driveway in front of these buildings and associated revisions to the projects central parking area. Total number of parking spaces remains the same at 541 spaces.
3. Revisions to the planter islands in the main parking field resulting in some parking spaces being lengthened from 18'-6" to 19'. The minimum parking space length of 16' with 2' of overhang was maintained where parking spaces overhangs the planters.
4. Relocation of a trash container enclosure in the parking area adjacent to south side of building 200 so as to accommodate an electrical transformer for building 200.

Chad G. Brown

NOTES:

This approval applies to discretionary actions related to the Orange County Zoning Code.

Approval of this changed plan does not include other approvals required to comply with County procedure.